
AGENDA

- | | | |
|---|--|------------------------------------|
| 1. Minutes – October 5, 2005 (Regular) | | <i>Discussion &
Action</i> |
| 2. Subdivision
SB-2005-8 | Baldwin View Number Three – Preliminary and Final
Harmony Township ~ 6.538 acres ~ 3 lots
West of 6705 Plattsburg Road
Jeffrey O. and Teresa Ann Dooley
PUBLIC HEARING | <i>Discussion &
Action</i> |
| 3. Subdivision
Z-2005-11 | Howard Subdivision Section 3 – Final
Bethel Township ~ 2.295 acres ~ 1 lot
1157 Medway-New Carlisle Road
Keith A and Elisa J. Howard | <i>Discussion &
Action</i> |
| 4. Rezoning Case
Z-2005-9 | Janet K. Perkins
Harmony Township ~ 36.67 acres
E. National Road at the west Corporation Line of the Village
of South Vienna
A-1 to I-1 (Industrial District) | <i>Discussion &
Action</i> |
| 5. Rezoning Case
Z-2005-10 | Thomas H. Lagos
Harmony Township ~ 63.793 acres
South west intersection of I-70 and SR 54
A-1 to I-1 (Industrial District) | <i>Discussion &
Action</i> |
| 6. Rezoning Case
Z-2005-11 | Alan D. Sweet Estate
Moorefield Township ~ 18.29 acres
2176 Moorefield Rd.
A-1 to AR-10 (Agricultural/Residential District) | <i>Discussion &
Action</i> |
| 7.
P-2005-99 | Digital Zoning Map Adoption
Pike Township | <i>Discussion &
Action</i> |
| 8.
CR-2005-98 | Comprehensive Plan Text Modifications
Pleasant Township | <i>Discussion &
Action</i> |
| 9.
CR-2005-97 | Comprehensive Plan Text Modifications
Mad River Township | <i>Discussion &
Action</i> |

Clark County Planning Commission
Regular Meeting – 2 p.m.
Wednesday, November 2, 2005

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

(continued)

- | | | | |
|------------|-----------------------|--|------------------------------------|
| 10. | CR-2005-96 | Comprehensive Plan Map Modifications
Mad River Township | <i>Discussion &
Action</i> |
| 11. | Staff Comments | Information from Utilities Dept. – Sanitary Sewer Capacity (Enon Area) | <i>Discussion</i> |
| 12. | Adjournment | | <i>Action</i> |

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Minutes

Clark County Planning Commission

Regular Meeting ~ 2 p.m.
Wednesday, October 5, 2005

County Offices/Municipal Courts Building
Public Chambers
5th Floor, 50 East Columbia Street
Springfield, Ohio

Mr. Elliott Turner, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 p.m.

Present: Mr. Elliott Turner, Mr. Lowell Bicknell, Mr. Max Cordle, Ms. Diane Jordan, Mr. Robert Jurick, Mr. Allen Perkins, Mrs. Regina Rollins (left 2:59), Mrs. Elaine Stevenson (arrived 2:02), Mr. John Detrick (left 2:45), and Mr. David Hartley (arrived 2:03, left 2:59).

Absent: Mr. Tackett.

CPC: 10-37-2005: Minutes ~ September 7, 2005 (Regular Meeting)

Ms. Jordan stated that she was not in attendance at the September 7, 2005 meeting as recorded in the minutes.

Motion by Mr. Cordle, seconded by Mr. Perkins to adopt the minutes as corrected.

VOTE: Motion carried unanimously.

Chairperson Turner called on Mr. Shane Farnsworth to introduce a representative from the County Prosecutor's office for the purposes of presenting information regarding abstentions.

Assistant Prosecutor Chris Kinsler stated that there are two areas of concern. First, the board member (or a member of the board member's immediate family) cannot have a financial stake in the outcome of the case. Second, the board member cannot advocate for a person or group and then vote. If a board member participates on a private board and that influence shapes and forms the board member's opinion, it is not inappropriate for that board member to sit on the CPC board and actively participate (including voting). It would be inappropriate if the board member actively advocated at the meeting and then voted on the issue.

Mrs. Stevenson asked if a board member would be allowed to participate in the discussion and then abstain from the vote. There was a brief discussion regarding the Revised Code and Robert's Rules.

Assistant Prosecutor Kinsler responded that, before the next meeting, he would prepare a summary sketching the boundaries.

P-2005-2 Rezoning Case ~ Randall and Cynthia Bishop ~ Pike Township ~ 6.36 acres ~ 4433 Spence Rd. ~ A-1 to B-3 (General Business District)

Mr. Tritle presented the report for the rezoning case submitted by Randall and Cynthia Bishop. He highlighted information contained on the staff report and on the map.

- The County Engineer noted that regarding access, the site has frontage along Spence Road. There was a recent improvement to widen and resurface Spence Road. Sight distance does not appear to be an issue for the present access points, or possible future access points along Spence Road. Concerning drainage, the site appears to be located in a watershed for the East Fork of Donnels Creek which is located on the extreme western edge of the drainage area. There are no drainage problems evident. If the applicant intends to sell or divide the business from the existing parcels, frontage for the remainder tract(s) may be insufficient. The configuration of the area being rezoned could be improved. The County Engineer has no objection to rezone the requested acreage.
- Soil Conservation noted that there is a distinct drainage swale with subsurface drainage tile which flows from the north around the western portion of the proposed rezoning area. This drainage system is in need of repair. There are concerns that if this business expands in the future, the drainage system may be negatively impacted. Provisions to protect the existing drainage swale should be included, such as a minimum of 40 foot drainage easement, or exclude the swale from the rezoning. It is also unclear why the applicant wishes to include the grain bins and additional acreage in the rezoning. The office does not object to the request, providing these issues are addressed.
- There is no report from the Combined Health District since commercial uses are regulated by Ohio EPA.

The Planning Department noted that the existing business can remain for many years without the need to rezone. Staff recommends denial due to other uses that could be established at some future date under a "B-3".

Mr. Jurick asked if Pike Township has "Specific Use" in their zoning code. He also asked what the specific use would be in this instance.

Mr. Tritle responded that he believed that when the township adopted the latest code, it included "Specific Use". He responded that the specific use would be "automotive and truck repair".

Randall Bishop, owner and applicant, stated that the property has only one deed. The use is automotive, truck, farm machinery, industrial (backhoes, bulldozers, class "A" semis, motor homes) full service center. They are flexible regarding boundary lines. He is concerned that the variance is good only as long as he is alive. His heirs would have to reapply for a variance. He is requesting the rezoning to protect his family.

CPC: 10-38-2005; P-2005-2 Rezoning Case ~ Randall and Cynthia Bishop ~ Pike Township

Motion by Mrs. Rollins, seconded by Ms. Jordan to recommend Approval to the Pike Township Zoning Commission and Pike Township Planning Commission for the request of Randall Bishop to rezone 6.36 acres located at 4433 Spence Road, Pike Township from A-1 (Agricultural District) to B-3'S' (General Business 'Specific Use Control' District) with permitted uses being automotive repair garages, automotive and auto accessories sales, and automotive body shop.

Minutes

Clark County Planning Commission

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Rollins, and Mrs. Stevenson.

No: Mr. Cordle and Mr. Perkins.

Pass: Mr. Hartley.

Motion carried.

Mr. Hartley asked Mr. Tritle a question regarding subdivision case SB-2005-2 (July 6, 2005 Clark County Planning Commission meeting). On July 6, 2005, the property to be subdivided and the parcel on which the offsite drainage is located had the same owner. Six days later the subdivision was sold to someone else.

Mr. Tritle responded that the parties have been contacted regarding getting an easement recorded. To Mr. Tritle's knowledge, the easement has not yet been recorded.

Mr. Hartley asked Mr. Tritle to contact him when the easement has been recorded.

Mr. Tritle responded that he would.

Z-2005-8 Rezoning Case ~ White Oak Communities ~ Mad River Township ~ 182.45 acres ~ Dayton-Springfield Rd. to Enon-Xenia Rd. ~ A-1 to PD-R (Planned Development (Residential District))

Mr. Philip Tritle presented the report for the rezoning case submitted by White Oak Communities. The size has been revised downward from 182 acres to 167 acres. Some additional ground offsite had been figured into the original acreage. Mr. Tritle highlighted information contained on the staff report and on the maps.

- The County Engineer's comments included:
 1. Existing site drainage:
 - a) The development plan appears to match the site topography and characteristics. The flood plain areas have been avoided and there are significant green space or open areas being proposed.
 - b) The written development plan calls for curbed streets with an enclosed drainage system. Accordingly, the developer may be required to plan, design, and construct facilities for storm drainage and provide storage for accelerated runoff. "Dry" basins will be incorporated into the overall design and construction improvement plan. Maintenance of these facilities must be addressed prior to finalization of the plans.
 2. The site does have access to Dayton Road and Enon Xenia Road. Impacts on these roads based upon the development plan, phase schedule, etc. may dictate the need for a Traffic Impact Study. The written development, plan refers to a system of "collector streets" that go through the development and secondary or minor streets that branch out to create clusters of housing. The Engineer

disagrees that a system of collector streets is being proposed, rather a series of circuitous minor type streets are being proposed. This plan varies widely from the previous plan reviewed and approved by his office, relative to street and lot layout. Unlimited access is being proposed along all the streets. The movement of traffic on these types of streets may be reduced and the overall efficiency reduced. Additional clarification is needed from the applicant to address street classification issues. The County Engineer requests more in the way of a commitment to design and erect a suitable bridge structure over Mud Run.

3. Internal access:

- a) Vehicular access appears suitable, with three exceptions. Streets classified as collectors must meet the design standards for 35 mph. All other streets must be designed to meet 25 mph design standards. Based on the concept plan, some of the streets do not appear to meet design requirements. No variance requests have been received to date.
- b) Concerning pedestrian access, there are walk paths being proposed and public street standards will most likely dictate the construction of sidewalks along all streets, where the average lot frontage is 100' or less.
- c) Street lighting must be discussed further.

The County Engineer does not object to the proposed rezoning, subject to the highlighted comments.

- Soil Conservation noted information shall be provided for the management of stormwater, from both on-site and from upper watershed areas. Federal regulations require construction activities that result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System permit. A notice of installation for a Stormwater Pollution Prevention Plan must be submitted. In summary, Soil Conservation does not object to the rezoning request.
- County Utilities Department noted that sanitary sewer is available along Mud Run. Water is available along Dayton Road and there is water on Enon Xenia Road. The developer has not yet received approval from the Village of Enon as far as having access to the water, but has been in contact with the Village. Current water and sewer capacities for this development do not appear to be an issue. A new water tower has been constructed.
- Mad River Township Trustees and Planning Committee are supporting the development.

The Planning Department noted that new residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections. Staff recommended approval of rezoning from A-1 to PD-R subject to the items noted in the staff report from the various agencies.

Mr. Jurick asked for an estimate of the expected traffic increase on Enon-Xenia Rd. and Dayton Rd. by phases.

Mr. Gerry Bird, Bird, Houk and Associates, responded that the first two phases would be off of Enon-Xenia Rd. The first phase will be 44 lots and the second phase will be 42 lots. Phase four or five will tie in with the bridge connection to Dayton-Springfield Rd. After dialogue with the County Engineer, these numbers can be provided.

Mr. Jurick asked what assurances will be made that the bridge will be constructed.

Minutes

Clark County Planning Commission

Mr. Bird explained that final phases cannot be built until the bridge is constructed.

Mr. Jurick asked Phil if it would be prudent to not approve later phases until the work is completed.

Mr. Tritle explained that phases are not given final approval if the final plans do not follow the preliminary plan (map and text).

Mr. Jurick asked if sidewalks would be built.

Mr. Bird responded that a trail system is planned to keep pedestrian movement away from the streets. There is no final answer until there is conversation with the County Engineer. Sidewalk on one side is a good option.

Mr. Jurick asked about open space.

Mr. Bird said that green space would be allocated to the association by phase.

CPC: 10-39-2005: Z-2005-8 Rezoning Case ~ White Oak Communities ~ Mad River Township

Motion by Mr. Perkins, seconded by Mr. Cordle to recommend Approval to the Rural Zoning Commission for the request of White Oak Communities to rezone 167 acres located at Dayton-Springfield Rd. to Enon-Xenia Rd., Mad River Township from A-1 (Agricultural District) to PD-R (Planned Development (Residential) District) with sidewalks on one side.

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mr. Perkins, and Mrs. Stevenson.

No: Mr. Cordle.

Motion carried.

PL-2005-99 Digital Zoning Map Adoption ~ Pleasant Township

Mr. Tritle presented the report.

CPC: 10-40-2005: PL-2005-99 Digital Zoning Map Adoption ~ Pleasant Township

Motion by Mr. Jurick, seconded by Mr. Cordle to recommend Approval of the Digital Zoning Map Adoption to the Pleasant Township Zoning Commission.

Motion carried unanimously.

Minutes

Clark County Planning Commission

CR-2005-98 ~ Modification to "Crossroads" Land Use Plan (Text)

CR-2005-97 ~ Modification to "Crossroads" Land Use Plan (Text)

CR-2005-96 ~ Modification to "Crossroads" Land Use Plan (Map)

Mr. Farnsworth presented the staff report regarding the proposed modification to "Crossroads" Land Use Plan recommended by the Pleasant and Mad River Township Trustees. These are community-specific modifications.

CPC: 10-41-2005: CR-2005-98 ~ Modification to "Crossroads" Land Use Plan (Text)

CR-2005-97 ~ Modification to "Crossroads" Land Use Plan (Text)

CR-2005-96 ~ Modification to "Crossroads" Land Use Plan (Map)

Motion by Mr. Bicknell, seconded by Ms. Jordan to table discussion and vote until the November meeting.

VOTE:

Yes: Mr. Bicknell, Mr. Perkins and Mrs. Jordan.

No: Mr. Jurick.

Pass: Mr. Cordle and Mrs. Stevenson.

Motion carried.

Staff Comments:

CPC Board meetings will be held at the Springview Development Center until further notice. Directions and particulars will be mailed to applicants, township representatives, and board members.

The Miami Valley Planning and Zoning Workshop will be on December 2, 2005. It will be a one day session held at Sinclair Community College. The request for reimbursement has been sent to the County Commissioners. Shane has applications.

Board Comments:

None.

Adjournment

CPC: 10-42-2005: Adjournment

Motion by Mr. Bicknell, seconded by Mr. Cordle to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 4:15 p.m.

Minutes

Clark County Planning Commission

Mr. Elliott Turner, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Baldwin View No. 3 (Preliminary & Final)

To: Clark County Planning Commission	Date of Meeting: November 2, 2005
From: Planning Staff	Date of Report: October 25, 2005

Subdivision Location: Harmony Twp. - Sec. 28, Town 6, Range 9

Owner: Jeffrey O. & Teresa Ann Dooley
Developer: Jeffrey O. Dooley
Surveyor: Hoppes Engineering & Surveying Co.
Engineer: Hoppes Engineering & Surveying Co.

Request: To subdivide 6.298 acres into 3 single-family residential lots
Facilities: On-site individual water & sewage

Platting History

Baldwin View Section One was recorded in 1995. Baldwin View Section Two was recorded in 1996. This property was zoned PD-R in 2004. This subdivision was to be considered at the September 2005 County Planning meeting but was withdrawn because of problems with the lot configuration.

Below are comments from the various county agencies:

County Engineer

Pursuant to the request by Mr. Jeffrey Dooley to subdivide 6.549 acres into three (3) residential building lots, the County Engineer has reviewed the property located along the south side of Plattsburg Road and has no objections. There are no public improvements associated with this development, as each lot is served by individual wells and sewage systems. Access will be provided via a shared drive and maintained privately.

The County Engineer has no objection to the proposal to subdivide the above referenced property.
(see August 29, 2005 memo)

County Engineer - LIS Dept.

Have reviewed recent changes. Plans OK.

County Health District

At the April 30, 2004 meeting of the Clark County Board of Health, approval was granted for a 3 lot cluster on Plattsburg Road. (see April 30, 2004 memo)

Soil & Water Conservation

The Clark SWCD has received plans above site and provided the following comments relative to sediment/erosion control. There are a number of items to be included on the plans in order to comply with Clark County and NPDES Permit requirements:

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. If proposed work is less than one acre disturbed, it is not necessary to submit a sediment control plan, however the owner/developer must comply with other provisions of the Clark County Stormwater and Sediment Control Regulations. (*see August 17, 2005 memo*)

County Planning

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential which is in predominantly rural portions of the County, where agriculture should remain the priority. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils). Agriculture/Rural Residential is most appropriate in portions of Bethel, German, Green, Harmony, Mad River, Madison, Pike and Pleasant townships.

Although the plat has been changed slightly to accommodate a problem with the septic system of the adjoining owner, the above reports (except form LIS Dept.) are based on the original subdivision submission. These reports did not need revisions as the reconfiguration of Lot #8 was inconsequential to the evaluation of the reviewer. However the reconfiguration of Lot #8 will require a transfer of property to the adjoining owner prior to the recording of the plat.

This plat development also serves as the final plan for the PD-R rezoning. The applicant has not furnished or recorded a final PD plan to date. This must be accomplished prior to sign-off by the County Planning Director.

Recommendation

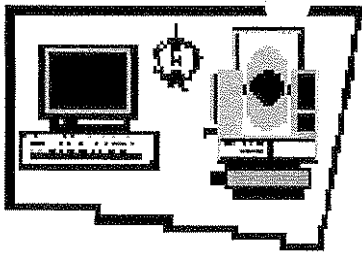
The Staff recommends approval of the Preliminary and Final Plans for Baldwin View Number Three subject to the following items:

- 1) The transfer of property to the adjoining owner
- 2) The recording of the Final PD Plan
- 3) The installation of the shared (common) driveway

These items must be completed prior to sign-off on the plat by the Planning Director.

Attachments:

County Engineer's Letters
Soil and Water Conservation District's Letter
County Health Board action
Location Map
Preliminary Plat
Final Plat



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

August 29, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: SB-2005-8
Baldwin View – No. 3
Review Comments

Mr. Tritle,

Pursuant to the request by Mr. Jeffrey Dooley to subdivide 6.549 acres into three (3) residential building lots, the County Engineer has reviewed the property located along the south side of Plattsburg Road and has no objections. There are no public improvements associated with this development, as each lot is served by individual wells and sewage systems. Access will be provided via a shared drive and maintained privately.

The County Engineer has no objection to the proposal to subdivide the above referenced property.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

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Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

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Fax (937) 328-4606

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BOARD OF SUPERVISORS

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August 17, 2005

Clark County Planning Commission
Phillip Tritle, Senior Planner
25 West Pleasant St.
Springfield, OH 45506

Re: Baldwin View Number Three- Preliminary/Final
Plattsburg Road~Harmony Twp. ~ 6.5 acres

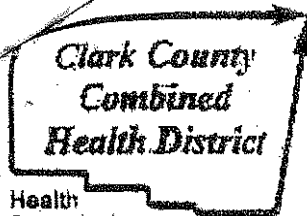
Mr. Tritle,

The Clark SWCD has received plans above site and provided the following comments relative to sediment/erosion control. There are a number of items to be included on the plans in order to comply with Clark County and NPDES Permit requirements:

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. If proposed work is less than one acre disturbed, it is not necessary to submit a sediment control plan, however the owner/developer must comply with other provisions of the Clark County Stormwater and Sediment Control Regulations.

Respectfully,

Christine Pence
Christine L. Pence, CPESC
Urban Coordinator



Health
Commissioner
Charles A. Patterson, RS, MBA



Main: (937) 390-5600 Fax: (937) 390-5625
Email: health@ccchd.com TDD: (937) 390-5605

Help Me Grow

Main: (937) 322-2099 Fax: (937) 322-4189



2430 Van Buren Avenue
Springfield, OH 45505

April 30, 2004

Phil Tittle
Clark County Planning Commission
25 W. Pleasant Street
Springfield, OH 45506

Re: Plattsburg Road

Dear Phil,

The Clark County Combined Health District has performed a soil analysis on the following lot(s), for the purposes of a lot split:

Owner: Jeff Dooley
Location: 3 Lot Cluster on Plattsburg Road
Date: April 28, 2004

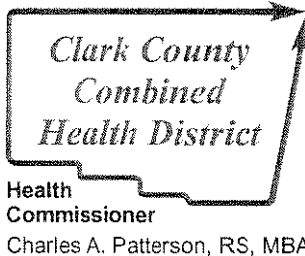
The results of the analysis indicate that:

- ☒ The soil was **suitable** for an on-site sewage disposal system.
☐ The soil was **unsuitable** for an on-site sewage disposal system.

Additional comments:

This report is respectfully submitted to the Clark County Planning Office by

Robert Barry, R.S.



Clark County Combined Health District
529 East Home Road
Springfield, Ohio 45503

Main: (937) 390-5600 Fax: (937) 390-5625
Email: health@ccchd.com TDD: (937) 390-5605

Help Me Grow

Main: (937) 322-2099 Fax: (937) 322-4189



2430 Van Buren Avenue
Springfield, OH 45505

October 11, 2005

Phil Tritle
Clark County Planning
25 W. Pleasant St.
Springfield, OH 45506

Re: Baldwinview Subdivision

Dear Mr. Tritle,

This office has examined the redefined boundary line survey for Lot 8, Baldwinview Subdivision and determined that the sewage treatment system for the neighboring has been satisfactorily removed.

Should you have any questions regarding this matter, please contact me.

Sincerely,

Robin Barry, R.S.
Environmental Health Supervisor

Board of Health

Richard Colvin, President

David Bartos Harry Elliott Stephen Feagins, MD Richard Foster Sheila Rice Susan Weaver, RN Dan Young

LOCATION MAP

Exit 62

Stars Music Park

Beaver Valley Campground

SHORT PLATTSBURG RD
C-364A

PIKE

6000

6500

WLOVE

T-98

RD

ASHWC

TEAK

35

34

29

28

5

BALDWIN VIEW NO. 3
Harmony Twp.

[illegible]

Howard Subdivision, Section 3 (Final)

To: Clark County Planning Commission	Date of Meeting: November 2, 2005
From: Planning Staff	Date of Report: October 25, 2005

Subdivision Location: Bethel Twp. - Sec. 26, Town 3, Range 9

Owner: Keith A. & Elisa J. Howard

Surveyor: Richard E. Thomas, Jr.

Request: To subdivide 2.500 acres out of 21 acres to create 1 single-family residential lot

Facilities: On-site individual water & sewage

Platting History

The applicant received a variance of the County Zoning Regulation through the Board of Zoning Appeals (BZA) on May 19, 2005. This variance permitted the creation a 2.5 acre lot with a 18.5 acre remainder containing 261.5' of frontage.

Below are comments from the various county agencies:

County Engineer

Pursuant to the request by Keith & Elisa Howard to subdivide 2.259 acres from the existing 21.01 acre tract of record, the County Engineer has reviewed the property located along the west side of Medway Carlisle Road and has no objections.

There are no public improvements associated with this development, with the lot is served by an individual well and sewage system. There is an existing access for both the lot and residue tract. The one lot subdivision contains an existing residence and outbuildings.

The County Engineer has no objection to the proposal to subdivide the above referenced property. (*see October 17, 2005 memo*)

County Engineer - LIS Dept.

Have reviewed recent changes. Plans OK.

Soil & Water Conservation

The Clark Soil & Water Conservation District has reviewed plans for the above site. There are existing structures on the site.

This office has no objection to the proposed request. (*see October 12, 2005 memo*)

County Health District

Howard Subdivision Section Three has been approved.

County Planning

This property is classified by the Clark County Land Use Plan as Medium density residential development (4 to 6 dwellings per acre - gross density) which should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. This is recommended for portions of Bethel, Mad River, Moorefield and Springfield townships – and the majority of the City of Springfield. Neighborhoods should transition to business areas through the use of multi-family development and institutional uses. New residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections.

This subdivision consists of one lot which contains an existing residence with existing on-site septic system and well.

Recommendation

The Staff recommends approval of the Final Plans for Howard Subdivision Section Three.

Attachments:

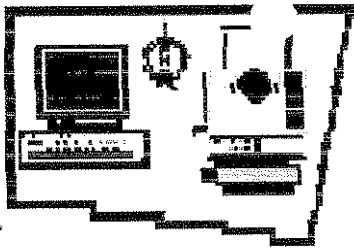
County Engineer's Letters

Soil and Water Conservation District's Letter

County Health Board Letter

Location Map

Final Plat



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyoohio.gov/engineer

October 17, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: SB-2005-9
Howard Subdivision
Review Comments

Mr. Tritle,

Pursuant to the request by Keith & Elisa Howard to subdivide 2.259 acres from the existing 21.01 acre tract of record, the County Engineer has reviewed the property located along the west side of Medway Carlisle Road and has no objections.

There are no public improvements associated with this development, with the lot is served by an individual well and sewage system. There is an existing access for both the lot and residue tract. The one lot subdivision contains an existing residence and outbuildings.

The County Engineer has no objection to the proposal to subdivide the above referenced property.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

I:\ZONING\2005 Zoning\SB-2005-9 Howard.doc

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



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October 12, 2005

Clark County Planning Commission
Phillip Tritle, Senior Planner
25 West Pleasant St.
Springfield, OH 45506

Re: Howard Subdivision Section 3~ Final ~ 1 lot
Medway Carlisle Rd. ~ Bethel Twp.

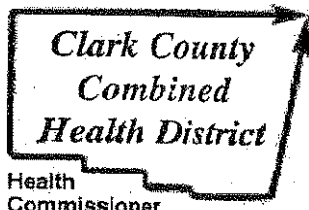
Mr. Tritle,

The Clark Soil & Water Conservation District has reviewed plans for the above site. There are existing structures on the site.

This office has no objection to the proposed request.

Respectfully,

Christine L. Pence, CPESC
Urban Coordinator

Health
Commissioner

Charles A. Patterson, RS, MBA

Clark County Combined Health District

529 East Home Road
Springfield, Ohio 45503Main: (937) 390-5600
Email: health@ccchd.comFax: (937) 390-5625
TDD: (937) 390-5605

Help Me Grow

Main: (937) 322-2099

Fax: (937) 322-4189

2430 Van Buren Avenue
Springfield, OH 45505

April 6, 2005

Phil Tritle
Clark County Planning Commission
25 W. Pleasant Street
Springfield, OH 45506

Dear Mr. Tritle,

The Clark County Combined Health District has performed a soil analysis on the following lot(s), for the purposes of a lot split:

Owner: Keith and Elisa Howard**Location:** 1157 S. Medway New Carlisle Road**Date:** March 15, 2005

The results of the analysis indicate that:

- ☒ The soil was **suitable** for an on-site sewage disposal system.
- ☐ The soil was **unsuitable** for an on-site sewage disposal system.

Additional comments:

This report is respectfully submitted by

Robert Ingoldesby, R.S.4-6-05 @ 9:55am
faxed to Phil**Board of Health**

David Bartos, President

Richard Colvin Harry Elliott Stephen Feagins, MD Richard Foster Sheila Rice Susan Weaver, RN Dan Young

Rezoning Case # Z-2005-9

To: Clark Planning Commission	Date of Meeting: November 2, 2005
From: Planning Staff	Date of Report: October 25, 2005

Applicant: Janet K. Perkins

Request Action: Rezone **from - A-1** (Agriculture District)
to - I-1 (Industrial District)

Purpose: To establish an auction business

Location: E. National Rd. (US 40) at the west Corporation Line of South Vienna

Size: 36.67 Acres

Existing Land Use: Agriculture / undeveloped

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & I-70	A-1 (Agricultural)
South	Agriculture	A-1 (Agricultural) & B-3 (General Business)
East	Agriculture, Residential, & School; Village of South Vienna	A-1 (Agricultural) & Village of South Vienna
West	Cemetery, Agriculture, & Residential	A-1 (Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request by Janet Perkins, to rezone approximately 36.67 acres from A-1 agricultural zoning to I-1 Industrial zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located west of South Vienna, along the north side of US 40 (East National Road). This parcel appears to be located in a limited access section and it is unlikely that a direct access to US 40 will be granted.

- 2) The adjoining parcel to the east, which is also owned by the applicant, may have an accessible location within the Village limits.
- 3) If a median cross over were required, the applicant and/or developer would be responsible to design and construction any improvements associated with the access location.

Drainage

- 4) As with the previous zoning case Z-2005-10, this site appears to drain satisfactorily under the present agricultural use.
 - a) Maintain a buffer along the cemetery.
 - b) Maintain drainage across the subject property for the areas, which drain from north of I-70 south towards East National Road. Specifically, there are twin 72" culverts,
 - c) Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces.

The County Engineer has no objection to the proposal to rezone approximately 36+ acres from A-1 agricultural zoning to I-1 Industrial zoning, subject to the above comments.
(See October 17, 2005 letter)

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the rezoning request for the above site and has provided the following information relative to soils and drainage.

Soils

Celina (CeA 0-2%, CeB 2-6%) soils are nearly level and moderately well drained with a perched water table from 2-3.5 feet in depth from January to April, but are not subject to flooding. Soil limitations regarding dwellings without basements are rated Moderate due to wetness, while dwellings with basements are rated Severe due to wetness. This site includes 12 acres of these soils.

Kokomo (Ko) soils are nearly level and somewhat poorly drained with a seasonal high water table from 0.5 foot above the surface to 1 foot below the surface from December to May but is not subject to flooding. Soils limitations for building site development are rated Severe due to ponding for dwellings with or without basements. This site includes 30 acres of these soils.

Miamian (MhB, MhB2 2-6% slope) soils are nearly level to gently sloping and well drained. Soils limitations for building site development are rated Moderate-Slight for dwellings with or without basements. This site includes 7 acres of these soils.

Celina-Strawn complex (ChA, 0-2 %, ChB, 2-6%) soils are nearly level and moderately well drained. Areas of Celina soil have a perched water table from 2 to 3 feet in depth from January to April. These soils are not are subject to flooding. There are approximately 30 acres of this soil.

Sloan silt loam, sandy substratum, occasionally flooded (So) soil is nearly level and very poorly drained. It is on flats. This soil has a seasonal high water table from the surface to 1 foot in depth from November to June and is subject to occasional, brief flooding over the same period. There are approximately 1.5 acres of this soil.

Strawn silty clay loam (StB2, 2-6 % slopes, eroded) soil is gently sloping and well drained. It is on knolls and ridges. There are approximately 13 acres of this soil.

Strawn silty clay loam (StD2 12-18 % slopes, eroded) soil is moderately steep and well drained. It is on side slopes. The parent material is glacial till. Gullies due to erosion are present. There is approximately 1 acre of this soil.

Drainage

There are four distinct drainage ways flowing through the property. These drainage ways provide surface and subsurface drainage outlets for land north of I-70 and for the adjoining property to the east. Drainage easements will be necessary to prevent intrusion and provide long term protection.

The proposed use will require the management of stormwater. Information shall be provided for the management of stormwater, including the control and treatment of accelerated on-site runoff, to a stable receiving outlet. Currently, an adequate outlet is available onsite in the southwest corner of the property. Throughout the development planning process, careful consideration should be given to minimizing the amount of impervious areas for parking and integrating more areas for natural stormwater management, such as bioretention, pervious pavement, etc.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. In addition to submittal of the NOI application, the SWPPP shall identify potential sources of pollution, which may affect the quality of storm water discharges associated with construction activity.

Existing Natural Features

The existing woodland and stream buffer areas should be preserved to the maximum extent.

In summary, this office does not object to the proposed rezoning request. (See October 12, 2005 letter)

Combined Health District

No report. Commercial uses under OEPA jurisdiction.

Planning Department

The Clark County Comprehensive Plan identifies this area as rural portions of the County, where agriculture should remain the priority. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils). Agriculture/Rural Residential is most appropriate in portions of Bethel, German, Green, Harmony, Mad River, Madison, Pike and Pleasant townships.

This request as well as Rezoning Case #Z-2005-10 is being submitted to rezone enough land for a contractor's equipment auction facility. The company conducts 4 to 5 auctions per year. Fencing and other security measures will be provided. Additional land within South Vienna is also being considered. The acreage in this request fronts on US 40 which is limited access. Discussions are being pursued in hopes of obtaining some type of access directly to US 40. If the other rezoning case is approved, access to SR 54 is available. Public sewer and water is available from South Vienna.

RECOMMENDATION

The Staff recommends approval of the rezoning of this 36.67 acres to I-1.

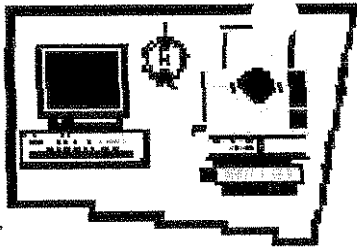
Attachments:

County Engineer's letter

Soil Conservation District's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

October 17, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Senior Planner

Re: **Z-2005-11 36.67 Acres**
Rezoning A-1 to I-1

Mr. Tritle,

The County Engineer has reviewed the request by Janet Perkins, to rezone approximately 36.67 acres from A-1 agricultural zoning to I-1 Industrial zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located west of South Vienna, along the north side of US 40 (East National Road). This parcel appears to be located in a limited access section and it is unlikely that a direct access to US 40 will be granted.
- 2) The adjoining parcel to the east, which is also owned by the applicant, may have an accessible location within the Village limits.
- 3) If a median cross over were required, the applicant and/or developer would be responsible to design and construction any improvements associated with the access location.

Drainage

- 4) As with the previous zoning case Z-2005-10, this site appears to drain satisfactorily under the present agricultural use.
 - a) Maintain a buffer along the cemetery.
 - b) Maintain drainage across the subject property for the areas, which drain from north of I-70 south towards East National Road. Specifically, there are twin 72" culverts,
 - c) Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces.

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer

The County Engineer has no objection to the proposal to rezone approximately 36+ acres from A-1 agricultural zoning to I-1 Industrial zoning, subject to the above comments.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer



Kenneth D. Fenton
Deputy Engineer

Cc: Thor Ronemus
Village of South Vienna

I:\ZONING\2005 Zoning\Z-2005-11 Perkins US 40 SR 54.doc



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own – Goes the Duty to Conserve

BOARD OF SUPERVISORS

Paul Snyder, Chairman
Alan Donaldson, Vice Chairman
John Ritter, Treasurer
David Stickney, Fiscal Agent
Adam Agle, Secretary

October 12, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attn: Phil Tritle

Re: Z-2005-9,10~Rezoning 100 acres, A1 to I1
Lagos/Perkins~US40/SR54~Harmony Twp.

Mr. Tritle,

The Clark Soil & Water Conservation District has reviewed the rezoning request for the above site and has provided the following information relative to soils and drainage.

Soils

- Celina (CeA 0-2%, CeB 2-6%) soils are nearly level and moderately well drained with a perched water table from 2-3.5 feet in depth from January to April, but are not subject to flooding. Soil limitations regarding dwellings without basements are rated Moderate due to wetness, while dwellings with basements are rated Severe due to wetness. This site includes 12 acres of these soils.
- Kokomo (Ko) soils are nearly level and somewhat poorly drained with a seasonal high water table from 0.5 foot above the surface to 1 foot below the surface from December to May but is not subject to flooding. Soils limitations for building site development are rated Severe due to ponding for dwellings with or without basements. This site includes 30 acres of these soils.
- Miamian (MhB, MhB2 2-6% slope) soils are nearly level to gently sloping and well drained. Soils limitations for building site development are rated Moderate-Slight for dwellings with or without basements. This site includes 7 acres of these soils.
- Celina-Strawn complex (ChA, 0-2 %, ChB, 2-6%) soils are nearly level and moderately well drained. Areas of Celina soil have a perched water table from 2 to 3 feet in depth from January to April. These soils are not are subject to flooding. There are approximately 30 acres of this soil.
- Sloan silt loam, sandy substratum, occasionally flooded (So) soil is nearly level and very poorly drained. It is on flats. This soil has a seasonal high water table from the surface to 1 foot in depth from November to June and is subject to occasional, brief flooding over the same period. There are approximately 1.5 acres of this soil.

CONSERVATION

~

DEVELOPMENT

~

SELF-GOVERNMENT

- Strawn silty clay loam (StB2, 2-6 % slopes, eroded) soil is gently sloping and well drained. It is on knolls and ridges. There are approximately 13 acres of this soil.
- Strawn silty clay loam (StD2 12-18 % slopes, eroded) soil is moderately steep and well drained. It is on side slopes. The parent material is glacial till. Gullies due to erosion are present. There is approximately 1 acre of this soil.

Drainage

There are four distinct drainage ways flowing through the property. These drainage ways provide surface and subsurface drainage outlets for land north of I-70 and for the adjoining property to the east. Drainage easements will be necessary to prevent intrusion and provide long term protection.

The proposed use will require the management of stormwater. Information shall be provided for the management of stormwater, including the control and treatment of accelerated on-site runoff, to a stable receiving outlet. Currently, an adequate outlet is available onsite in the southwest corner of the property. Throughout the development planning process, careful consideration should be given to minimizing the amount of impervious areas for parking and integrating more areas for natural stormwater management, such as bioretention, pervious pavement, etc.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. In addition to submittal of the NOI application, the SWPPP shall identify potential sources of pollution, which may affect the quality of storm water discharges associated with construction activity.

Existing Natural Features

The existing woodland and stream buffer areas should be preserved to the maximum extent.

In summary, this office does not object to the proposed rezoning request.

Respectfully,

Christine Pence, CPESC
Urban Coordinator

LOCATION MAP

OLD ST
OLD
Vienna
Woods

C-362

18

I-70 12 Exit 66

54

South Vienna PARK DR
Sch NORTH ST
MAIN EAST ST
URBANA ST
FIRST ST
SECOND ST
ST

88

India Vie w

OBIN RD
ANE
WILDWOOD DR
0006
17

9500

South Vienna
110000

10500

5

Creek

OLD OSB

REZONING CASE #Z-2005-9 E. National Rd.@ South Vienna A-1 to I-1 36.67 ac. Harmony Twp.

ZONING MAP

2210ft

A-1

I-70

36.67 ac.

South Vienna

US 40

E. National Rd.

B-3

SR 54

A-1

REZONING CASE #Z-2005-9 E. National Rd.@ South Vienna
A-1 to I-1 36.67 ac. Harmony Twp.

Rezoning Case # Z-2005-10

To: Clark Planning Commission	Date of Meeting: November 2, 2005
From: Planning Staff	Date of Report: October 25, 2005

Applicant: Thomas H. Lagos

Request Action: Rezone **from - A-1** (Agriculture District)
to - I-1 (Industrial District)

Purpose: To establish an auction business

Location: Southwest intersection of I-70 & SR 54

Size: 62.63 Acres

Existing Land Use: Agriculture / undeveloped

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	I-70 & Agriculture	A-1 (Agricultural)
South	Agriculture	A-1 (Agricultural) & Village of South Vienna
East	Commercial, Residential, & Village of South Vienna	Village of South Vienna & A-1 (Agricultural)
West	Agriculture	A-1 (Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request by Thomas Lagos, to rezone approximately 62.36 acres from A-1 agricultural zoning to I-1 Industrial zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located at the southwest corner of the intersection of Interstate 70 and State Route 54, in South Vienna. There is an existing 20' wide road, Park Road that provides the sole access to this property. The width and composition of the existing road will require upgrades to meet the demand for the requested use. If approved, the Village of South Vienna will request the developer absorb any costs associated with the upgrades.

Drainage

- 2) The site appears to drain satisfactorily under the present agricultural use.
- 3) Under the I-1 use, there are several issues to address.
 - a) Continue to provide drainage across the subject property for the areas, which drain from north of I-70 south towards East National Road. Specifically, there are twin 72" culverts, along with several other small culverts which discharge onto the subject property. These should not severely limit the site developer, but should be addressed in conjunction with the site planning.
 - b) Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces.

The County Engineer has no objection to the proposal to rezone approximately 62 acres from A-1 agricultural zoning to I-1 Industrial zoning, subject to the above comments.
(See October 17, 2005 letter)

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the rezoning request for the above site and has provided the following information relative to soils and drainage.

Soils

Celina (CeA 0-2%, CeB 2-6%) soils are nearly level and moderately well drained with a perched water table from 2-3.5 feet in depth from January to April, but are not subject to flooding. Soil limitations regarding dwellings without basements are rated Moderate due to wetness, while dwellings with basements are rated Severe due to wetness. This site includes 12 acres of these soils.

Kokomo (Ko) soils are nearly level and somewhat poorly drained with a seasonal high water table from 0.5 foot above the surface to 1 foot below the surface from December to May but is not subject to flooding. Soils limitations for building site development are rated Severe due to ponding for dwellings with or without basements. This site includes 30 acres of these soils.

Miamian (MhB, MhB2 2-6% slope) soils are nearly level to gently sloping and well drained. Soils limitations for building site development are rated Moderate-Slight for dwellings with or without basements. This site includes 7 acres of these soils.

Celina-Strawn complex (ChA, 0-2 %, ChB, 2-6%) soils are nearly level and moderately well drained. Areas of Celina soil have a perched water table from 2 to 3 feet in depth from January to April. These soils are not are subject to flooding. There are approximately 30 acres of this soil.

Sloan silt loam, sandy substratum, occasionally flooded (So) soil is nearly level and very poorly drained. It is on flats. This soil has a seasonal high water table from the surface to 1 foot in depth from November to June and is subject to occasional, brief flooding over the same period. There are approximately 1.5 acres of this soil.

Strawn silty clay loam (StB2, 2-6 % slopes, eroded) soil is gently sloping and well drained. It is on knolls and ridges. There are approximately 13 acres of this soil.

Strawn silty clay loam (StD2 12-18 % slopes, eroded) soil is moderately steep and well drained. It is on side slopes. The parent material is glacial till. Gullies due to erosion are present. There is approximately 1 acre of this soil.

Drainage

There are four distinct drainage ways flowing through the property. These drainage ways provide surface and subsurface drainage outlets for land north of I-70 and for the adjoining property to the east. Drainage easements will be necessary to prevent intrusion and provide long term protection.

The proposed use will require the management of stormwater. Information shall be provided for the management of stormwater, including the control and treatment of accelerated on-site runoff, to a stable receiving outlet. Currently, an adequate outlet is available onsite in the southwest corner of the property. Throughout the development planning process, careful consideration should be given to minimizing the amount of impervious areas for parking and integrating more areas for natural stormwater management, such as bioretention, pervious pavement, etc.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. In addition to submittal of the NOI application, the SWPPP shall identify potential sources of pollution, which may affect the quality of storm water discharges associated with construction activity.

Existing Natural Features

The existing woodland and stream buffer areas should be preserved to the maximum extent.

In summary, this office does not object to the proposed rezoning request.
(See October 12, 2005 letter)

Combined Health District

No report. Commercial uses under OEPA jurisdiction.

Planning Department

The Clark County Comprehensive Plan identifies this area as:

Agriculture/Rural Residential which designates rural portions of the County, where agriculture should remain the priority. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character and/or clustered to preserve significant open space features.

Highway Commercial development will be directed to existing major interchanges along **I-70 (SR 54, US 40 and SR 72)** that currently accommodate highway-oriented commercial uses. Development in these nodes is oriented to the interstate system and should be the focus of retail, lodging, auto/truck services, warehousing and distribution.

This request as well as Rezoning Case #Z-2005-9 is being submitted to rezone enough land for a contractor's equipment auction facility. The company conducts 4 to 5 auctions per year. Fencing and other security measures will be provided. Additional land within South Vienna is also being considered. The acreage in this request has no road frontage but does have access via Park Rd. which is a 50' r-o-w out to SR 54. The access could be utilized by Rezoning Case #Z-2005-9. Public sewer and water is available from South Vienna.

RECOMMENDATION

The Staff recommends approval of the rezoning of this 62.63 acres to I-1.

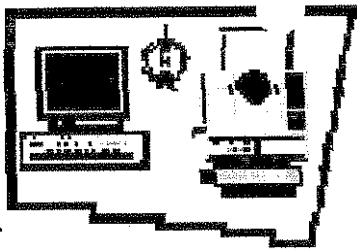
Attachments:

County Engineer's letter

Soil Conservation District's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountvohio.gov/engineer

October 17, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Senior Planner

Re: **Z-2005-10 62.63 Acres**
Rezoning A-1 to I-1

Mr. Tritle,

The County Engineer has reviewed the request by Thomas Lagos, to rezone approximately 62.36 acres from A-1 agricultural zoning to I-1 Industrial zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located at the southwest corner of the intersection of Interstate 70 and State Route 54, in South Vienna. There is an existing 20' wide road, Park Road that provides the sole access to this property. The width and composition of the existing road will require upgrades to meet the demand for the requested use. If approved, the Village of South Vienna will request the developer absorb any costs associated with the upgrades.

Drainage

- 2) The site appears to drain satisfactorily under the present agricultural use.
- 3) Under the I-1 use, there are several issues to address.
 - a) Continue to provide drainage across the subject property for the areas, which drain from north of I-70 south towards East National Road. Specifically, there are twin 72" culverts, along with several other small culverts which discharge onto the subject property. These should not severely limit the site developer, but should be addressed in conjunction with the site planning.
 - b) Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces.

Donald Boyle – Road Superintendent
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The County Engineer has no objection to the proposal to rezone approximately 62 acres from A-1 agricultural zoning to I-1 Industrial zoning, subject to the above comments.

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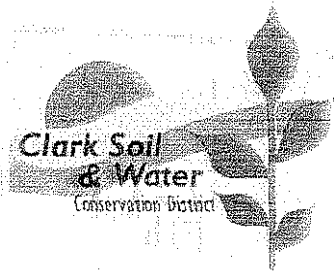
Bruce C. Smith P.E., P.S.
Clark County Engineer



Kenneth D. Fenton
Deputy Engineer

Cc: Thomas Lagos
Village of South Vienna

I:\ZONING\2005 Zoning\Z-2005-10 Lagos SR 54 I-70.doc



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
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With the Right to Own – Goes the Duty to Conserve

BOARD OF SUPERVISORS

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John Ritter, Treasurer
David Stickney, Fiscal Agent
Adam Agle, Secretary

October 12, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attn: Phil Tritle

Re: Z-2005-9,10~Rezoning 100 acres, A1 to I1
Lagos/Perkins~US40/SR54~Harmony Twp.

Mr. Tritle,

The Clark Soil & Water Conservation District has reviewed the rezoning request for the above site and has provided the following information relative to soils and drainage.

Soils

- Celina (CeA 0-2%, CeB 2-6%) soils are nearly level and moderately well drained with a perched water table from 2-3.5 feet in depth from January to April, but are not subject to flooding. Soil limitations regarding dwellings without basements are rated Moderate due to wetness, while dwellings with basements are rated Severe due to wetness. This site includes 12 acres of these soils.
- Kokomo (Ko) soils are nearly level and somewhat poorly drained with a seasonal high water table from 0.5 foot above the surface to 1 foot below the surface from December to May but is not subject to flooding. Soils limitations for building site development are rated Severe due to ponding for dwellings with or without basements. This site includes 30 acres of these soils.
- Miamian (MhB, MhB2 2-6% slope) soils are nearly level to gently sloping and well drained. Soils limitations for building site development are rated Moderate-Slight for dwellings with or without basements. This site includes 7 acres of these soils.
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- Strawn silty clay loam (StB2, 2-6 % slopes, eroded) soil is gently sloping and well drained. It is on knolls and ridges. There are approximately 13 acres of this soil.
- Strawn silty clay loam (StD2 12-18 % slopes, eroded) soil is moderately steep and well drained. It is on side slopes. The parent material is glacial till. Gullies due to erosion are present. There is approximately 1 acre of this soil.

Drainage

There are four distinct drainage ways flowing through the property. These drainage ways provide surface and subsurface drainage outlets for land north of I-70 and for the adjoining property to the east. Drainage easements will be necessary to prevent intrusion and provide long term protection.

The proposed use will require the management of stormwater. Information shall be provided for the management of stormwater, including the control and treatment of accelerated on-site runoff, to a stable receiving outlet. Currently, an adequate outlet is available onsite in the southwest corner of the property. Throughout the development planning process, careful consideration should be given to minimizing the amount of impervious areas for parking and integrating more areas for natural stormwater management, such as bioretention, pervious pavement, etc.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. In addition to submittal of the NOI application, the SWPPP shall identify potential sources of pollution, which may affect the quality of storm water discharges associated with construction activity.

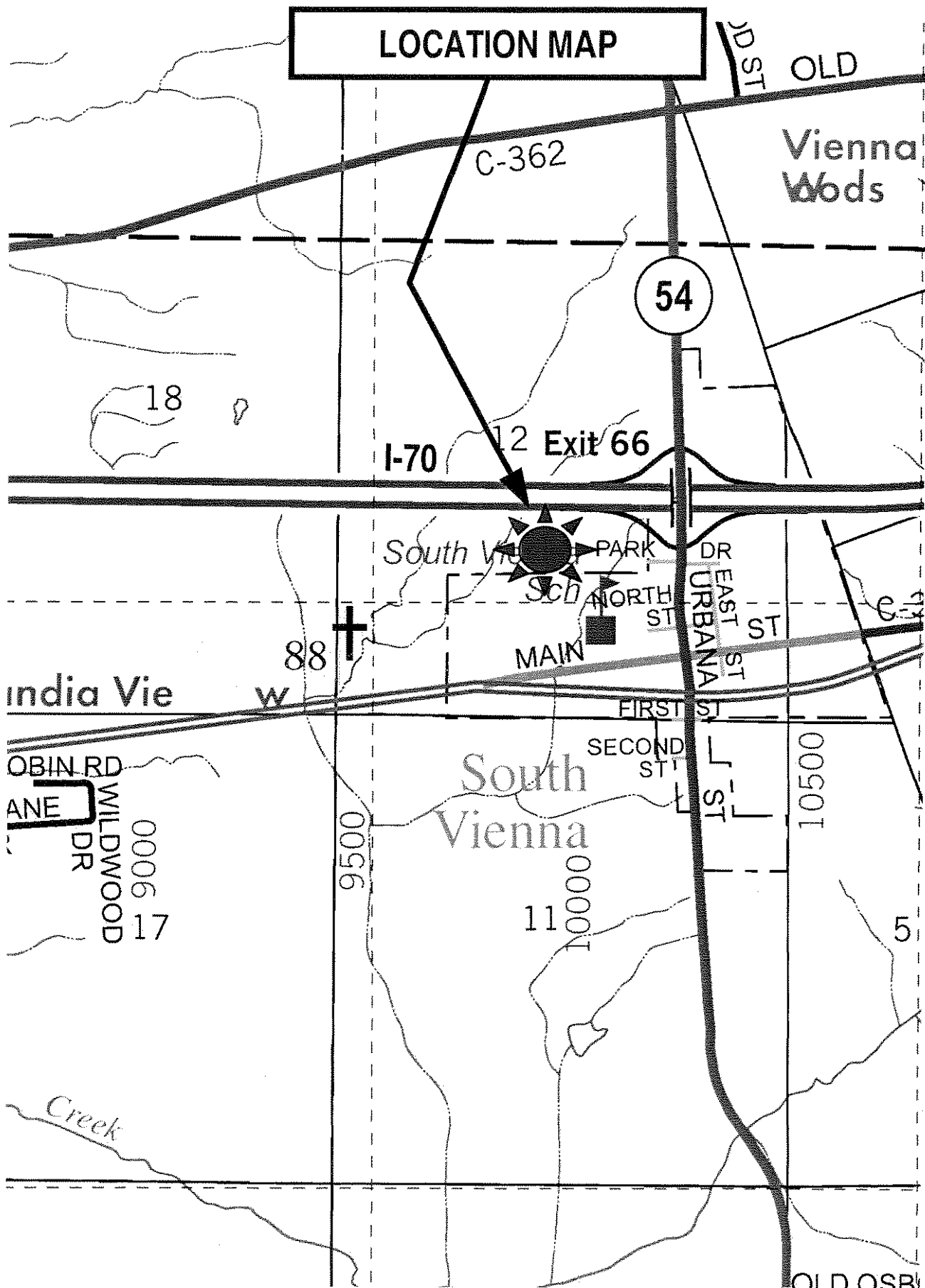
Existing Natural Features

The existing woodland and stream buffer areas should be preserved to the maximum extent.

In summary, this office does not object to the proposed rezoning request.

Respectfully,

Christine Pence, CPESC
Urban Coordinator



REZONING CASE #Z-2005-10

A-1 to I-1

63.79 ac.

SW corner I-70 & SR 54

Harmony Twp.

ZONING MAP

2210ft

A-1

I-70

63.793 ac.

South Vienna

US 40

E. National Rd.

B-3

SR 54

A-1

REZONING CASE #Z-2005-10

A-1 to I-1

SW corner I-70 & SR 54

63.79 ac.

Harmony Twp.

Rezoning Case # Z-2005-11

To: Clark Planning Commission	Date of Meeting: November 2, 2005
From: Planning Staff	Date of Report: October 25, 2005

Applicant: Estate of Alan D. Sweet, Alicia Hupp, Administrator

Request Action: Rezone **from - A-1** (Agriculture District)
to - AR-10 (Agricultural/Residential District)

Purpose: To split 18.29 ac. out of 37.19 ac. tract

Location: 2176 Moorefield Road

Size: 18.29 Acres

Existing Land Use: Residential

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture	PD-M (Planned Development - Mixed Use)
South	Residential & Agriculture	R-2A (Medium Density Residential) & R-4'S' (Multiple-family - Specific Use)
East	Agriculture & Residential	PD-M (Planned Development - Mixed Use) & A-1 (Agricultural)
West	Residential & Agriculture	R-1 (Rural Residential), A-1(Agricultural) & PD-M (Planned Development - Mixed Use)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request by James Heath, agent for the estate of Alan Sweet, to rezone approximately 18 acres from A agricultural zoning to AR-25 Agricultural/residential zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located east of 2176 Moorefield Road, and does not presently contain an existing drive. However, it does not appear that access is an issue and a permit may be issued for a new drive to the 18+ acres, provided the site is rezoned.

Drainage

- 2) The site appears to drain satisfactorily under the present use. Based upon the principal permitted uses of AR-25 zoning, there will be negligible impact on the site drainage. (See February 8, 2005 letter)

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the site. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed. (See September 23, 2005 letter)

Combined Health District

Existing lotsplit approved. This is the form used when approving a split with an existing residence, existing septic system and existing well. (See September 14, 2005 form)

Planning Department

The Clark County Comprehensive Plan identifies this area as Medium density residential development (4 to 6 dwellings per acre - gross density) which should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. This is recommended for portions of Bethel, Mad River, Moorefield and Springfield townships. Neighborhoods should transition to business areas through the use of multi-family development and institutional uses. New residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections.

The application wishes to divide a 37.19 acre tract into two equal parts. Since the County Zoning requires 40 acre minimum lot size in the A-1 District, except for lotsplits of less than 5 acres, this area must be rezoned to accomplish this property division. The AR-10 District permits a minimum lot size of 10 acres and a maximum size of 24.99 acres with a minimum frontage of 350'.

RECOMMENDATION

The Staff recommend the rezoning of this 18.29 acres to AR-10.

Attachments:

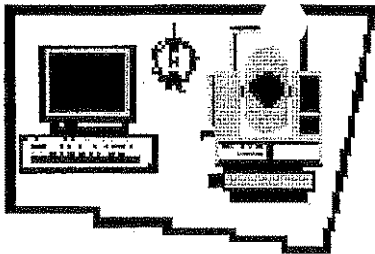
County Engineer's letter

Soil Conservation District's letter

Health District form

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

February 8, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Senior Planner

Re: Z-2005-9 Estate of Alan Sweet
Rezoning A to AR-25

Mr. Tritle,

The County Engineer has reviewed the request by James Heath, agent for the estate of Alan Sweet, to rezone approximately 18 acres from A agricultural zoning to AR-25 Agricultural/residential zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located east of 2176 Moorefield Road, and does not presently contain an existing drive. However, it does not appear that access is an issue and a permit may be issued for a new drive to the 18+ acres, provided the site is rezoned.

Drainage

- 2) The site appears to drain satisfactorily under the present use. Based upon the principal permitted uses of AR-25 zoning, there will be negligible impact on the site drainage.

The County Engineer has no objection to the proposal to rezone approximately 18 acres from A-1 agricultural zoning to AR-25 agricultural/residential zoning.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

I:\ZONING\2005 Zoning\Z-2005-9 Sweet.doc

Donald Boyle - Road Superintendent
Paul W. DeButy P.E. - Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank - Bridge Superintendent
Pamela Fulton - Office Assistant

William A. Pierce, P.S. - LIS Director
Shayne Gray - GIS/CAD Coordinator
Mark Niccolini - Ditch Maintenance Supervisor
Lew Richards - Traffic Supervisor
Ned G. Weber, Deputy Engineer



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own – Goes the Duty to Conserve

BOARD OF SUPERVISORS

Paul Snyder, Chairman
Alan Donaldson, Vice Chairman
John Ritter, Treasurer
David Stickney, Fiscal Agent
Adam Agle, Secretary

September 23, 2005

Ronemus & Heath Co., LPA
Attn: Jim Heath
5 East Columbia St.
Springfield, Ohio 45502

RE: Proposed zoning of 18.29 acres ~ A1 to R1
Estate of Alan D. Sweet ~ 2176 Moorefield Rd.

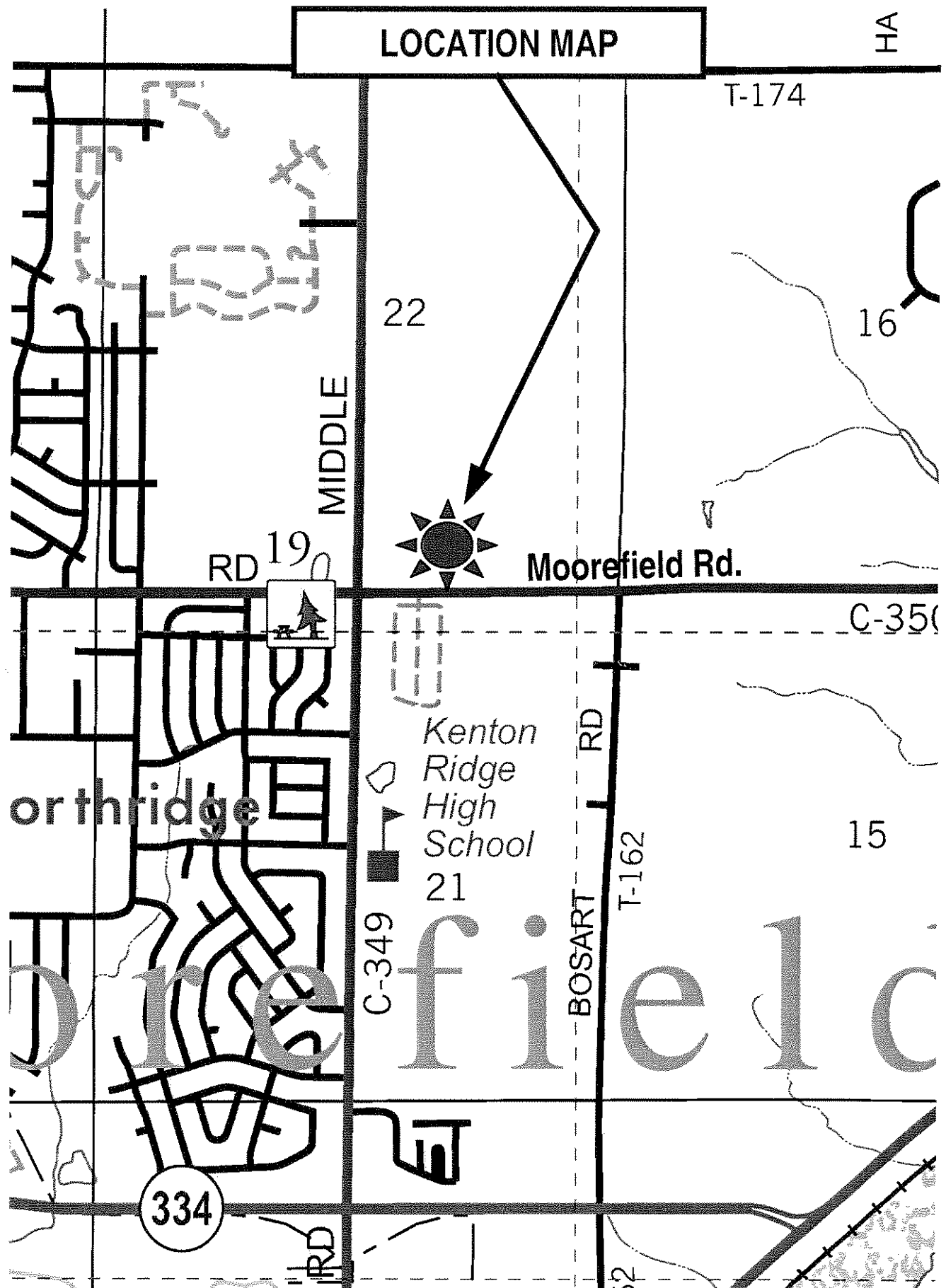
Dear Mr. Heath,

The Clark Soil & Water Conservation District has reviewed the site. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed.

Respectfully,

Christine Pence, CPESC
Urban Coordinator



REZONING CASE #Z-2005-11

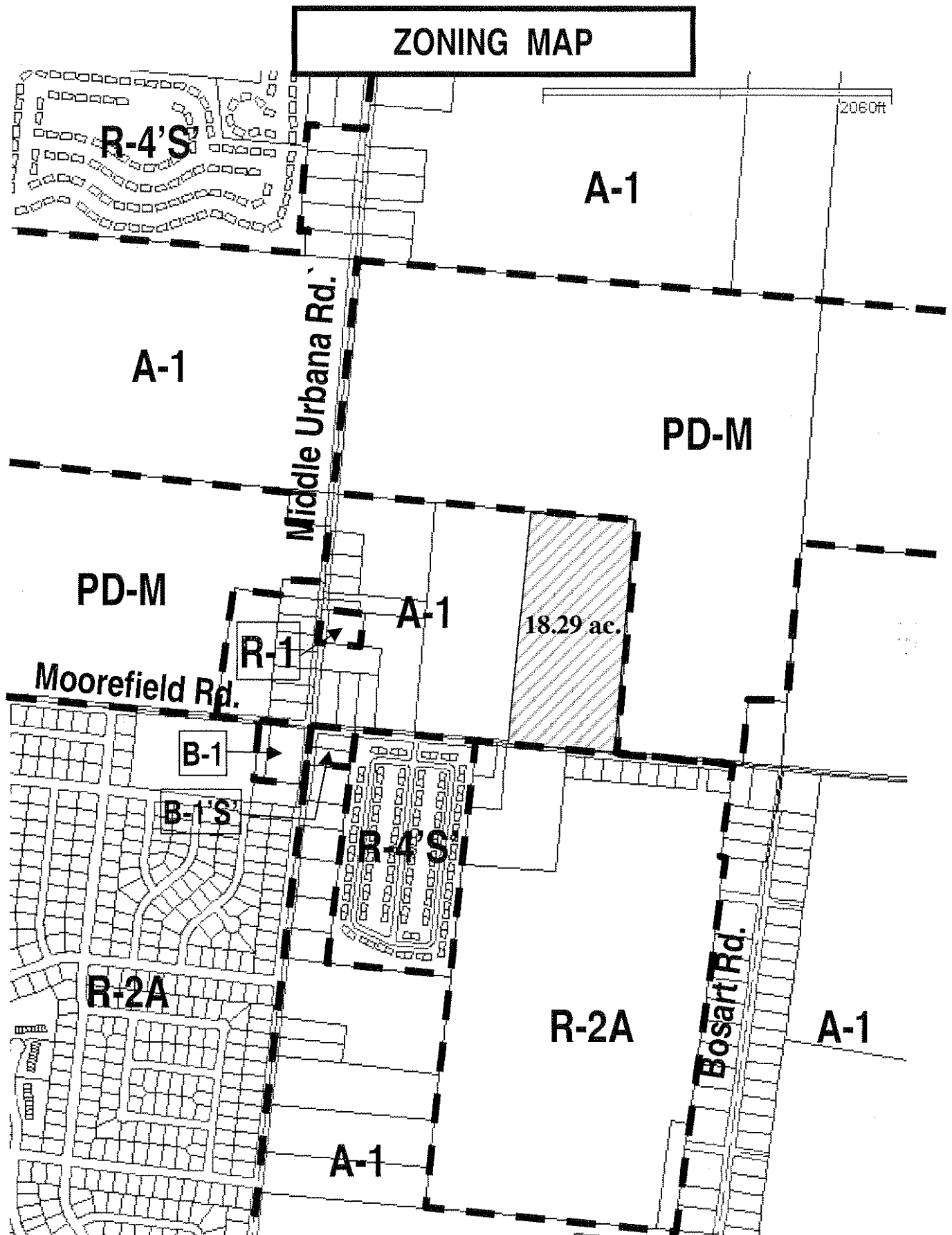
A-1 to AR-10

18.29 ac.

2176 Moorefield Rd.

Moorefield Twp.

ZONING MAP



REZONING CASE #Z-2005-11

A-1 to AR-10

18.29 ac.

2176 Moorefield Rd.

Moorefield Twp.

Zoning Case #P-2005-99

To: Clark County Planning Commission	Date of Meeting: November 2, 2005
From: Planning Staff	Date of Report: October 25, 2005

SUBJECT: Zoning Map - Pike Township - Amend

We have been in the process of digitizing the zoning maps for the areas covered by Township Zoning in Clark County. One of the areas covered by township zoning is Pike Township.

The current Pike Township Zoning Map is hand drawn from base maps originally drawn in the 1960's. These old maps do not have lot lines and the accuracy is as good as could be expected of maps drawn by hand. These maps are not very accurate. You cannot identify the exact location of zoning district boundaries in most places. Since we deal with them on a daily basis and have access to all rezoning cases, we have an advantage of being to identify specific properties - usually with a bit (or more) of research. By having the zoning maps digitized, zoning will now be "site specific" with accuracy at a very high level. This new map will be much more effective for the general public also.

It should be noted that we did not attempt to modify any zoning boundaries as we wanted to establish the new maps on a "one to one" basis. This can be somewhat difficult in areas where the zoning lines do not follow any known boundaries. We duplicated these maps in the best manner possible given this limitation.

The existing proposed digitized map was sent to Pike Township for their review and input. We still may have to fine tune these maps as we go through the adoption process.

Pike Township Trustees passed a Resolution to proceed with the adoption of the new zoning map. After you act on this matter, it will be sent back to the Pike Township Zoning Board and the Township Trustees for final action.

RECOMMENDATION

We recommend approval of the new Pike Township Zoning Map.

Attachments:

Pike Township Resolution

Pike Twp. existing zoning map

Pike Twp. proposed zoning map

Pike Township Trustees

5100 North Dayton Lakeview Road
New Carlisle, Ohio 45344

RESOLUTION 55/2005

RESOLUTION TO ADOPT DIGITAL MAPS PER PLANNING COMMISSION/SHANE FARNSWORTH

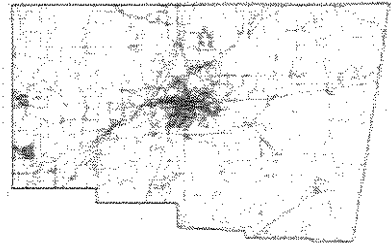
At the Regular meeting of the Board of Pike Township Trustees, October 4, 2005, Mr. Maxson moved for the adoption of this Resolution, Mr. Skillings seconded the motion for adoption, with Roll Call vote as follows:

Mr. Dale Maxson,	Yes
Mr. Harold Skillings	Yes
Mr. Bob Kaffenbarger	Yes

I, Nancy Pence, Clerk of Pike Township, Clark County, Ohio certify this Resolution to be a true and correct copy of the Resolution as adopted by the Pike Township Trustees on October 4, 2005.

Nancy Pence
Nancy Pence, Clerk

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CHAIRPERSON
ELLIOTT TURNER

PLANNING DIRECTOR
SHANE W. FARNSWORTH

October 26, 2005

To: Clark County Planning Commission

From: Planning Staff

Re: CR-2005-98

Pleasant Township began a comprehensive review of their community in August of 2004. The process developed a set of goals and objectives for their township that are divided into several sections. The sections deal with modifications to the County Crossroads Comprehensive Plan, goals and objectives for the Township to use in modifying their Township Zoning Code, and economic development goals for Pleasant Township.

Chapter 5, Section E "Development Planning", Number 3 "Township Land Use Plans" of the Crossroads Comprehensive Plan states that,

"In addition to the above priorities, individual townships should consider preparing land use plans that apply these general recommendations to the parcel level. This level of detail should be integrated with prime agricultural soils accurately mapped using the Clark County Soil Survey and data from the Ohio Capability Analysis Program (OCAP). The following townships should be priorities:

- A. Mad River
- B. Bethel
- C. Springfield
- D. Moorefield
- E. Green
- F. Madison

Township planning should be a joint activity between the County Planning Commission and each individual Board of Trustees. A joint committee could be appointed to oversee the planning process, which should be fast tracked to occur in a six-month timeframe. Funding could also be jointly shared.

Priorities should be established among the various townships to ensure that each is covered by a land use plan within the next five years.

The Township Committee completed their draft report in March, 2005, received a recommendation of approval of the final draft by the Township Zoning Commission in June, 2005, had public forums in late June of 2005 and finalized the document in July of 2005.

The Pleasant Township Trustees are recommending the underlined modifications to the text specific to Pleasant Township be approved and incorporated into the County Crossroads Comprehensive Plan.

Attachments

B. Agricultural Land Use and Protection

1. Goal

Conserve agricultural land to ensure its continued economic, environmental and aesthetic benefits.

Also focus on non Highly Erodible Land (HEL) to promote its use for development purposes, recreation, and open space.

Comprehensive Land use Goals, Objectives and Strategies

2. Objectives and Strategies

The Township will implement a host of strategies to encourage ongoing preservation of agricultural areas, including managing growth in highly erodible land.

Strategies

1. Work with the Tecumseh Land Trust and other county agencies for advice and technical assistance.

Implementation: County Commissioners, Farm Bureau and OSU Extension

Timeline: On-going

2. Direct growth to areas that have highly erodible land, which can be served by central utilities.

Implementation: Local jurisdictions, in particular County Planning Commission

Timeline: On-going

3. Promote the concept of cluster housing development as an alternative to strip development within the township.

Implementation: Work with Pleasant Township Zoning Commission to consider any request.

Timeline: On-going

4. Adopt Township Zoning Regulations that strongly discourage development of prime agricultural soils.

Implementation: Work with Pleasant Township Zoning Commission

Timeline: Immediate

5. Discourage mini-farm development, which is defined as a 1.5-acre lot or less.

Implementation: Pleasant Township Zoning Commission

Timeline: On-going

Comprehensive Land Use Goals, Objectives and Strategies (continued)

C. General Land Use

1. Goal

Focus growth and development in appropriate areas which balance environmental, economic and infrastructure considerations.

2. Objectives and Strategies

Growth Management

The management of Township development will be facilitated as a means of implementing the Comprehensive Plan.

Strategies

1. Encourage surrounding townships cooperation by sharing liaison members on Catawba and Pleasant Township Zoning Commission and coordinating development review among Municipalities and County Staff. Present an annual Township review to encourage ongoing public education and debate at a Special Meeting and invite public to attend and comment.

Implementation: Pleasant Township and Village of Catawba
Timeline: Within the next twelve months

2. Direct new development to areas served by central utilities or which can be efficiently (and economically) served, through a comprehensive rezoning (Township) based on the Comprehensive Plan.

Implementation: Local zoning authorities, health, utility districts
Timeline: Within the next twelve months

3. Encourage development of all available and appropriate commercial, office and industrial sites in and around the Village of Catawba.

Implementation: All appropriate agencies
Timeline: Immediate

Comprehensive Land Use Goals, Objectives and Strategies (continued)

D. Commercial Land Use

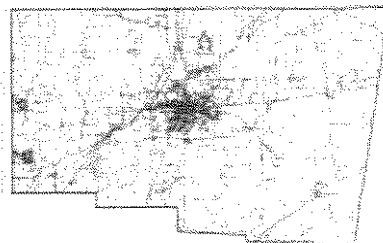
1. Goal

Proper use of commercial and industrial land is extremely important to the safety, well-being and quality-of-life for township residents.

2. Objectives

If discussions with the Village of Catawba are successful the commercial and industrial land use may expand. The available land is small so the expansion will be minor at best.

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CHAIRPERSON
ELLIOTT TURNER

PLANNING DIRECTOR
SHANE W. FARNSWORTH

October 26, 2005

To: Clark County Planning Commission

From: Planning Staff

Re: CR-2005-97

Mad River Township began a comprehensive review of their community in August of 2001. The plan was originally developed by a citizen-working group and approved by the Township trustees in 2002. The process developed a set of goals and objectives for their township. In early 2003 the trustees chartered the Mad River Township Planning Committee to prepare this update. Membership on the Planning Committee was solicited from the community. There are currently seven permanent members with staggered three-year terms.

Chapter 5, Section E "Development Planning", Number 3 "Township Land Use Plans" of the Crossroads Comprehensive Plan states that,

"In addition to the above priorities, individual townships should consider preparing land use plans that apply these general recommendations to the parcel level. This level of detail should be integrated with prime agricultural soils accurately mapped using the Clark County Soil Survey and data from the Ohio Capability Analysis Program (OCAP). The following townships should be priorities:

- A. Mad River
- B. Bethel
- C. Springfield
- D. Moorefield
- E. Green
- F. Madison

Township planning should be a joint activity between the County Planning Commission and each individual Board of Trustees. A joint committee could be appointed to oversee the planning process, which should be fast tracked to occur in a six-month timeframe. Funding could also be jointly shared.

Priorities should be established among the various townships to ensure that each is covered by a land use plan within the next five years.

After consultation with the Clark County Planning Staff, revisions were written by the Township Planning Committee and adopted by the Trustees on September 19, 2005.

The original text of the County's Crossroads plan is shown with the proposed text modifications for Mad River Township immediately following.

The Mad River Township Trustees are recommending the following modifications to the text specific to Mad River Township be approved and incorporated into the County Crossroads Comprehensive Plan.

Attachments

ADAPTATION OF CROSSROADS TO MAD RIVER TOWNSHIP

A. Review of Crossroads Goals, Objectives and Strategies

The Mad River Township Planning Committee has reviewed the goals, objectives and strategies stated in Chapter 4 of the 1999 Crossroads Comprehensive Plan. We strongly endorse the philosophy of these goals, objectives and strategies. However, county-wide goals, objectives and strategies do not fully address Township-specific issues. We offer here a few Township-specific changes to the wording in the strategies outlined Crossroads only as they apply to Mad River Township. The paragraph numbers below refer to those of Crossroads, Chapter 4. The wording is Township-specific and applies only to Mad River Township.

Paragraph B.2.B.4

Original Text: Require the creation and maintenance of a 25-foot wide landscaped buffer along residential lots and subdivisions that abut a working farm, to be placed in a landscape easement on the plat and deeded to either a homeowner's association or individual property owners.

Mad River Township Wording: In Mad River Township require the creation and maintenance of a 25-foot wide landscaped buffer along residential lots and subdivisions that abut a working farm. This buffer is to be placed in a landscape easement on the plat and deeded to either a homeowner's association or individual property owners. Prohibit new residential construction within three-quarter statute mile of any large animal farm operation (i.e. CAFO).

Paragraph C.2.A.2

Original Text: Direct new development to areas served by central utilities or which can be efficiently (and economically) served, through a comprehensive rezoning (countywide) based upon the Comprehensive Plan.

Mad River Township Wording: In Mad River Township, direct new development to areas served by central utilities.

Paragraph C.2.A.4

Original Text: Discourage development that can be serviced by on-site utilities (septic and well) by strengthening health and subdivision standards.

Mad River Township Wording: In Mad River Township, prohibit development that can only be served by on-site utilities (septic and well). Target most areas for agriculture and encourage low density and rural residential development in areas served by central utilities adjacent to Springfield and the Village of Enon.

Paragraph D.2.A.5

Original Text: Expand use of waterways for recreational activity by requiring additional public access, encouraging related ecotourism business (e.g. canoe liveries) and

maintaining/improving water quality to control damage and improve aesthetics of the resource.

Mad River Township Wording: Expand use of waterways for recreational activity by acquiring additional public access, encouraging related ecotourism business (e.g. canoe liveries) and maintaining/improving water quality to control damage and improve aesthetics of the resource, within the limits of the capacity of the watershed ecosystem to sustain these activities.

Paragraph D.2.A.6

Original Text: Facilitate ecotourism relative to the Little Miami and Mad Rivers and Buck Creek State Park through the Chamber of Commerce and Visitors Bureau with targeted marketing and by encouraging ecotourism business through special incentives (e.g. tax abatement, infrastructure assistance, zoning bonuses, etc.)

Mad River Township Wording: Balance the importance of ecotourism relative to the Mad Rivers and Mud Run against the need to preserve wildlife habitat. Facilitate ecotourism through the Chamber of Commerce and Visitors Bureau with targeted marketing and special incentives (e.g. tax abatement, infrastructure assistance, zoning bonuses, etc.).

Paragraph D.2.B.2

Original Text: Adopt a resource overlay district in the County Zoning Resolution to strengthen control/management over extraction activities (e.g. borrow pits, gravel, etc.) and to further protect underground water supplies.

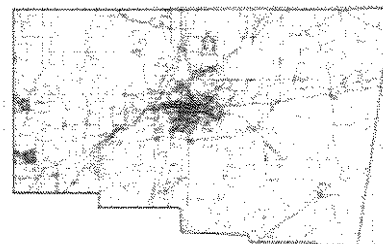
Mad River Township Wording: Remove mineral extraction from the Agricultural land use category and relocate as conditional use under the Industrial land use category or as a separate mineral extraction sub-category. Adopt a resource overlay district in the Proposed Township Zoning Resolution to strengthen control/management over extraction activities (e.g. borrow pits, gravel, etc.) and to further protect underground water supplies.

Paragraph D.2.B.4

Original Text: Apply the County's Flood Plain (FP) Overlay District to all designated floodplain except where covered by the OS Overlay District and amend to control grading and development in the 100-year floodplain. Encourage compatible land uses in the floodplain and prohibit development in the floodway. Encourage update of flood studies where appropriate.

Mad River Township Wording: Apply Mad River Township's Proposed Zoning Flood Plain (FP) Overlay District to all designated floodplains except where covered by the Open Space (OS) Overlay District and amend to control grading and development in the 100-year floodplain. Encourage compatible land uses (e.g. parks, nature trails, etc.) in the floodplain and floodway. Encourage update of flood studies where appropriate.

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CHAIRPERSON
ELLIOTT TURNER

PLANNING DIRECTOR
SHANE W. FARNSWORTH

October 26, 2005

To: Clark County Planning Commission

From: Planning Staff

Re: CR-2005-96

Mad River Township began a comprehensive review of their community in August of 2001. The plan was originally developed by a citizen-working group and approved by the Township trustees in 2002. The process developed a proposed land use map for their township. In early 2003 the trustees chartered the Mad River Township Planning Committee to prepare this update. Membership on the Planning Committee was solicited from the community. There are currently seven permanent members with staggered three-year terms.

Chapter 5, Section E "Development Planning", Number 3 "Township Land Use Plans" of the Crossroads Comprehensive Plan states that,

"In addition to the above priorities, individual townships should consider preparing land use plans that apply these general recommendations to the parcel level. This level of detail should be integrated with prime agricultural soils accurately mapped using the Clark County Soil Survey and data from the Ohio Capability Analysis Program (OCAP). The following townships should be priorities:

- A. Mad River
- B. Bethel
- C. Springfield
- D. Moorefield
- E. Green
- F. Madison

Township planning should be a joint activity between the County Planning Commission and each individual Board of Trustees. A joint committee could be appointed to oversee the planning process, which should be fast tracked to occur in a six-month timeframe. Funding could also be jointly shared.

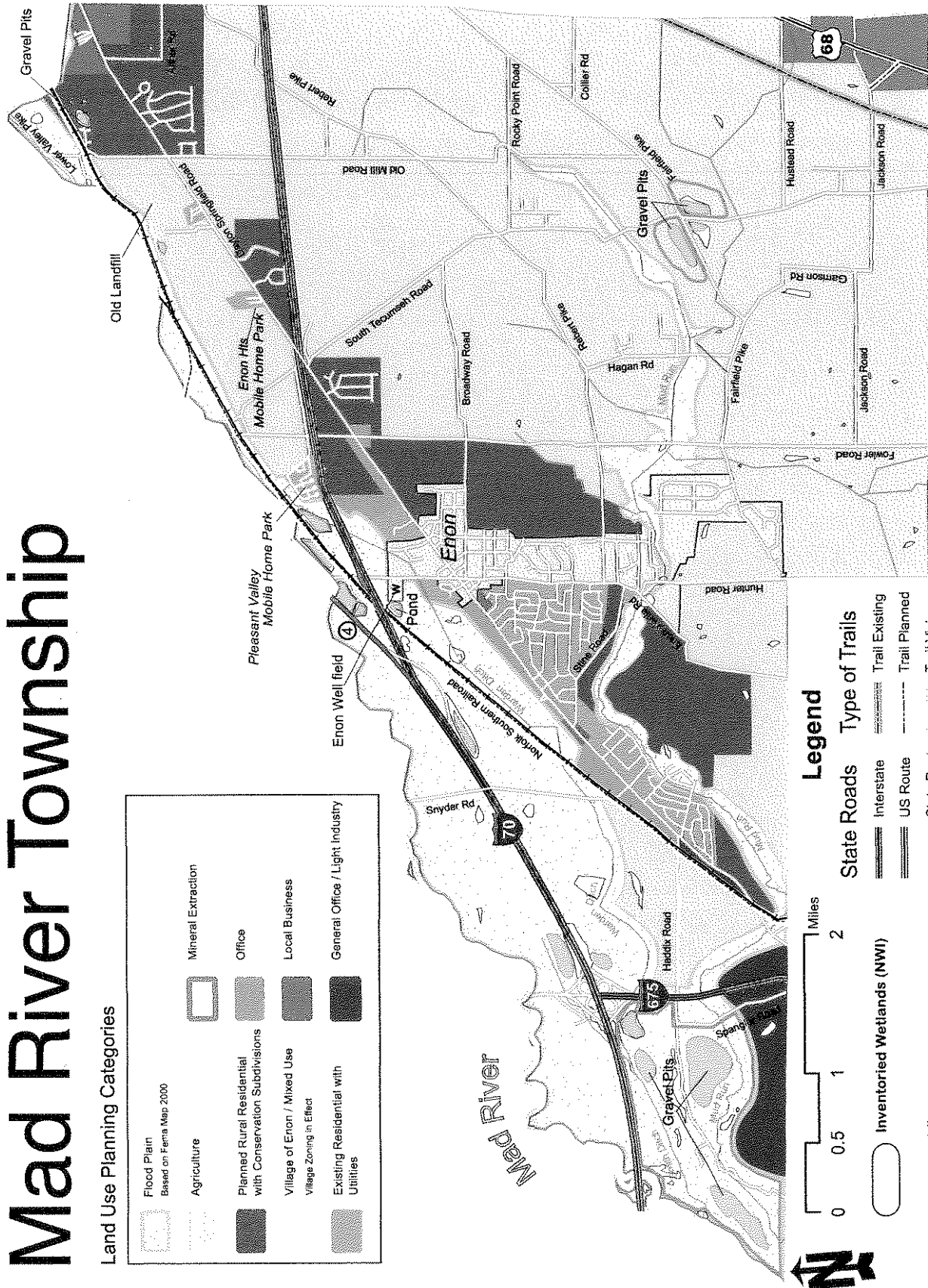
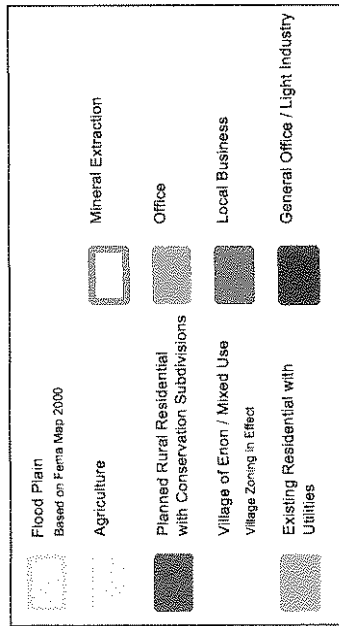
Priorities should be established among the various townships to ensure that each is covered by a land use plan within the next five years.

After consultation with the Clark County Planning Staff, the Township Planning Committee incorporated revisions into the map. One primary obstacle dealt with the differences of land use classifications from the Crossroads map to the Mad River Township land use map. The Township Planning Committee did not want to modify their land use designations to coincide with the county's land use designations. One proposal that would allow Mad River Township to continue to use their land use designations would be to use an inset map for Mad River Township. Mad River Township would be grayed-out on page 5-7A and the Mad River Township map would become page 5-7C.

The Mad River Township Trustees are recommending the following modifications to the land use map specific to Mad River Township be approved and incorporated into the County Crossroads Comprehensive Plan. **The land use categories and definitions are also provided for clarification.**

Mad River Township

Land Use Planning Categories



Based on 2000 Tiger Data. Representative, may not be exact.

LAND USE CATEGORIES AND PROPOSED ZONING STRATEGIES

The following is a conceptual plan that responds to the continuing need to develop non-farm areas in the rural regions of Mad River Township. To accommodate future residential growth with efficient and effective infrastructure, to maintain the township's rural character, to protect its natural, cultural and historic resources, and to preserve its agricultural base, this plan recommends locations and infrastructure for a rate of growth of 25 residences per year until 2025 - a rate consistent with historical growth in the township. In addition, this plan will accommodate the commercial needs of the township residents. Industrial growth will provide for family wage jobs to support Clark County's employment needs.

DEFINITION OF AREAS:

The five major land use areas of this plan are agricultural, residential, commercial, industrial and community services.

Agricultural: This is the default land use category for the Township. This land use category applies to all Township lands not explicitly identified as belonging to a different category.

Residential: For purposes of development strategy, the residential land area is subdivided into the following three categories:

Existing Residential with utilities: An area generally located within or adjacent to developed areas, wherein residential development would be accommodated at a scale and density compatible with the capacity of existing infrastructure. However, development which will encroach upon, or be detrimental to, natural resources or environmentally sensitive areas should not be permitted. In addition to residences, this area may also include offices, businesses and certain industries that are beneficial to the Township residents.

Planned Rural Residential Area with Conservation Subdivision (PD-C): An area generally located adjacent to existing residential development having rural residential densities. Such an area will serve as the preferred area for residential expansion and development within the Township. The goal in establishing this designation is to foster development consistent with preserving the township's rural character. To do this, an overall density of homes in the area shall not exceed a baseline density of one (1) home per acre. In addition, development in this area shall be conducted in accordance with the Clark County Zoning Regulations, Chapter 4, Section G – PD-C Planned Development – Conservation District Requirements and Procedures.

Large-lot, Rural Residential: This category applies to residential use within agricultural areas. It will not include floodplains, designated important natural areas, property protected by conservation easements, and lands in an "Agricultural Security Area." This type of residential development does not need rezoning if the lot size is equal to or greater than forty (40) acres. If the lot size is less than 40 acres, Agricultural Rezoning (AR) will be necessary. AR rezoning

will be discouraged, but could be recommended for approval if the agricultural potential of the properties is limited.

Commercial: Commercial land use areas include Office and Local Business.

Office: These areas can be anywhere in the township, including agricultural areas.

Local Business: These areas are adjacent to or within residential areas and are designated to handle the needs of local residents.

Industrial: For planning, Industrial land use is divided into the sub-categories of Light Industry, Heavy Industry and Mineral Extraction.


Light Industry: These areas can be anywhere in the township, including agricultural areas as long as the uses are quiet, non-polluting and do not generate heavy traffic.

Heavy Industry: These areas are near major highway intersections.

Mineral Extraction: These areas are necessarily located where the mineral exists and is feasible to extract in a cost-effective manner.

Community Services: These areas are located in places that are easily accessible to the public and support minimal transportation requirements.

Memo

To: Planning Commission Board Members c/o Mr. Phil Tittle
From: Chuck Bauer, Deputy Director 
CC: Alice Godsey, Director
Date: October 25, 2005
Re: Projected Water and Sewer Capacities/Demands

Introduction

This memo is in response to a request by Vice Chairperson Jurick during the October 3, 2005 Board meeting to have the Utilities Department to provide the Board with a summary of the water production capacity and projected demands for the Village of Enon water treatment plant and sewer treatment capacity and projected demands at the Southwest Regional Wastewater Treatment facility.

Water Production Capacity and Projected Demands

LJB, Inc. (a consulting engineering firm) recently re-evaluated the water production capacity for the Village of Enon's water treatment plant based on the addition of new fourth well in 2005. The updated production capacity estimate for the Village of Enon's water treatment plant is 2.05 million gallons per day ("MGD"), with peak production rated at 2.42 MGD. The current average daily water demand for the Village's water plant is 640,000 gallons per day. Water purchased by the County Utilities Department makes up about 315,000 gallons per day of current demand.

Future average daily water demand is projected by Utilities Department at 650,000 gallons per day. This demand is expected to develop over the next ± 10 years. The projection includes estimated water demands for the following:

- Creekside Condominiums;
- The Bluffs at Hunters Glenn Development;
- Flora Property;
- White Oaks Development;
- Demmy Property;
- I-675 Industrial Park; and
- Other Miscellaneous Development

Sanitary Sewer Treatment Capacity and Projected Demands

Current design capacity of the Southwest Wastewater Treatment Plant ("WWTP") is 2.0 MGD. The average daily sanitary sewer flow at the plant is about 1.4 MGD. The Southwest WWTP accepts wastewater from areas of Mad River Township, Bethel Township, Greene County, and Montgomery County. Areas of Miami County are also within the sewer district for the plant. The following table summarizes projected sewer flows for these areas. Projected flows are in addition to current average daily flow.

SOUTHWEST WWTP PROJECTED DEMAND (±20-year Planning Period)		
Area	Components	Projected Flow (gallons per day)
Mad River Township	<ul style="list-style-type: none">• Creekside Condominiums;• White Oak Development;• The Bluffs at Hunters Glenn Development;• I-675 Industrial Park;• Demmy Property;• Flora Property;• Unsewered Portions of Village of Enon;• Echo Hills;• Karen Woods;• Tiffany Acres;• Greenon Schools; and• Miscellaneous Development	780,000
Bethel Township	<ul style="list-style-type: none">• Village of Donnelsville;• Tecumseh Schools;• Areas near SR 235 and US 40;• Gastineau Property;• Areas outside of Donnelsville;• Bowman Farms near Medway;• McMahan Property, and• Areas near SR 235 and Gerlaugh Rd	890,000
Greene County	<ul style="list-style-type: none">• Misc. Development near Dayton Rd and I-675	10,000
Montgomery County	<ul style="list-style-type: none">• Misc. Development in Center Point 70;	25,000
Miami County	<ul style="list-style-type: none">• Misc. Development – from 1995 Master Plan	300,000
Total Projected Wastewater Demand		2,005,000

Questions/Comments

Please contact Chuck Bauer with any questions at 937-328-2728 concerning the above.

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
	--	--	--	--
3. Agriculture and Related Buildings and Structures				
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
	Y	Y	Y	N
10. Nursing Homes, Convalescent Homes, Rest Homes				
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted)

N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

May 2003

General Uses - see zoning text for details and other restrictions

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)